

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**January 3, 2008**



**CU 07-15: 4205 and 4209 College Main**

**CASE DESCRIPTION:** a request for approval of a Conditional Use Permit to allow two duplexes in a Residential District – 5000 (RD-5) zoning district.

**LOCATION:** 4205 and 4209 College Main, at the northeast corner of College Main and Jefferson Avenue in southern Bryan, Texas.

**LEGAL DESCRIPTION:** Lots 1 thru 3 and the southeast 40 of Lot 4 in Block 4 of the Highland Park Addition to Bryan, Brazos County, Texas.

**EXISTING LAND USE:** single-family homes

**ZONING:** Residential District – 5000

**APPLICANT(S):** Ali and Fatima Jaffer

**AGENT:** R.A.I. Designs, Inc.

**STAFF CONTACT:** Julie Fulgham, Staff Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** the requested Conditional Use Permit.



## **BACKGROUND:**

The applicants desire to redevelop these two lots occupied with existing single-family homes with a duplex on each lot.

In RD-5 zoning districts, multi-family developments are potentially allowed, but only with approval of a Conditional Use Permit from the Planning and Zoning Commission. Consideration of a Conditional Use Permit allows the Commission to impose appropriate conditions that may be necessary to integrate the duplexes within the surrounding environment.

Along with the Conditional Use Permit application, a site plan was submitted and reviewed by the Site Development Review Committee. If this request is approved, the approval is contingent upon the development being built as shown on the submitted site plan (see page 4).

## **RELATION TO BRYAN'S COMPREHENSIVE PLAN:**

The City of Bryan adopted a new Comprehensive Plan in January 2007. The plan includes policy recommendations related to the various physical development aspects of the community. These aspects are supported by a set of goals and objectives. The Planning and Zoning Commission shall consider the following when making a decision regarding this particular request:

### Chapter 5: Land Use

#### Use-Specific Land Use Policies:

*High Density Residential land will predominantly consist of housing types such as apartments but may consist of other types as long as densities are high, ranging from 9 to 24 dwelling units per acre. These uses should be located in areas that are along collector or arterial streets mid-block, where appropriate.*

## **ANALYSIS:**

Approval of a Conditional Use Permit by the Planning and Zoning Commission shall be based upon the following criteria:

1. Conformance with Zoning Ordinance

**The proposed multi-family development will conform to all applicable regulations and standards, such as landscaping and parking, established by the Zoning Ordinance and the Land and Site Development Ordinance.**

2. Compatibility with Surrounding Land Uses

**Staff contends the proposed duplexes will be compatible with existing uses in the area, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features. Staff believes allowing duplexes at this particular location, in close proximity to Texas A&M University, will provide a useful transition between existing low-density residential uses east of the subject property and existing apartments west of the subject property along College Main.**

3. Effect on Vehicular and Pedestrian Traffic in the Vicinity

Staff believes the proposed duplexes will not adversely affect the safety and convenience of vehicular and pedestrian circulation in this vicinity, considering existing zoning and land uses in the area. The duplexes will have one entry point, from Jefferson Avenue. These rear-access parking lots will have a shared access agreement. No driveways will be placed on College Main.

4. Protection from Erosion, Flood or Water Damage, Fire, Noise, Glare, and Similar Hazards or Impacts

Staff is unable to identify any adverse impacts that may result from the construction of the proposed duplexes.

5. Adequacy and Convenience of Off-street Parking and Loading Facilities

Adequate and convenient off-street parking will be provided on the premises in accordance with the Land and Site Development Ordinance.

6. Conformance with the Objectives and Purpose of the Zoning District

Staff contends the proposed duplexes meet the objectives and purpose of the residential district located in this area.

#### RECOMMENDATION:

Staff recommends **approving** this Conditional Use Permit to allow two duplexes in a Residential District – 5000 (RD-5) on the subject properties.

#### AERIAL:

